THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30518-03-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whicheveris greater, for this transfer is: $130,000.00. Carmen Coates Affiant Subscribed and sworn to before me this 17th day of April 2012. Notary Public My Commission Expires: _____

ANGIE L. LAWLESS STATE TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mikah Wyman Stuible Chad F. Stuible 923 Mitchell Road Nashville, TN 37206	**Send Tax Bills To:** Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 083 080 18300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandon Frazer, Denise Tankersley, Kelly Frazer and Angie Frazer (now Rigsby), as devisees under the will of Alan Scott Frazer**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mikah Wyman Stuible and Chad F. Stuible, wife and husband,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 923 Mitchell Road, Nashville, TN 37206.

Subject property is not now and has never been the marital residence of any of the grantors herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120028364 DEEDWARR
Recvd: 04/18/12 15:28 3 pgs
Fees:18.00 Taxes:481.00
20120418-0033292

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of April, 2012.

Brandon Frazer By: Denise Tankersley Attorney-in-Fact

Brandon Frazer
By: Denise Tankersley, Attorney-In-Fact

Kelly Frazer

Denise Tankersley

Angie Frazer Rigsby (one and the same person as Angela Frazer Rigsby)
By: Gary W. Temple, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denise Tankersley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Brandon Frazer and is authorized by the said Brandon Frazer to execute this instrument on his behalf.

Witness my hand, at office, this 17th day of April, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Denise Tankersley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly Frazer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary W. Temple, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Angie Frazier Rigsby (one and the same person as Angela Frazer Rigsby) and is authorized by the said Angie Frazer Rigsby to execute this instrument on her behalf.

Witness my hand, at office, this 17th day of April, 2012.

Aimee Denise Bobbitt

Notary Public

My Commission Expires: 5-5-2015

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Rosewood Heights, Section III, of record in Plat Book 2133, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Scott Frazer and wife, Patricia Frazer, by deed dated March 13, 1973, from Thomas A. Williams and wife, Mary Ann Oliphant Williams, of record in Book 4689, page 957, Register's Office for Davidson County, Tennessee. The parties having since divorced, and Patricia Frazer having conveyed her interest in subject property to Alan Scott Frazer by deed of record in Book 10835, page 626, said Register's Office. Scott Frazer and Alan Scott Frazer are one and the same person. Alan Scott Frazer died on September 22, 2011. By his will, of record in Docket No. 11P1500, Davidson County Probate Court Clerk's Office, subject property was devised to Brandon Frazer, Denise Tankersley, Kelly Frazer and Angie Frazer (now Rigsby). Angie Frazer Rigsby and Angela Frazer Rigsby are one and the same person.

This conveyance is made subject to:

1. 2012 Taxes, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2133, page 61, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4015, page 97, Register's Office for Davidson County, Tennessee.